



REGISTRATION FORM

SEND THIS COPY IN WITH PAYMENT

JANUARY 30, 2013
SARATOGA SPRINGS CITY CENTER



Name:

Municipality:

Village

Town

City (Check One)

County

Mailing Address:

(Street)

(Town/City)

Phone #

(H) or (W) E-mail (REQUIRED):

Board Member of: Planning Zoning

Date of Initial Appt.

(Needed For Name Tag)

Committee Member of

Other



I will most likely attend the following four course offerings (circle only one choice per time slot).
Course topics and time offerings may be subject to change. Suggested course level is noted in parentheses.

*** SEE NEW COURSE OFFERINGS ***



8:30 to 10:00

ZBA Overview (1) *COE and Z*

Planning Board Overview (1) *P*

NEW! What is the Meaning of Traffic Levels of Service? (2,3) *P,Z*

NEW! Mock SEQRA Review Proceeding (1,2,3) *P,Z*

10:30 to 12:00

NEW! Interaction between Planning Board, Staff & Applicants (1,2,3) *P,Z*

NEW! SEQRA-New Environmental Assessment Form (2,3) *P,Z*

NEW! Open Government Issues in Planning & Zoning Decision Making (1,2,3) *P,Z*

NEW! Legal Non-Conforming Uses (1,2,3) *P,Z*

1:30 to 2:30

NEW PLENARY SESSION! What are the Costs and Benefits of Residential Development (Does Growth Pay for Itself?) (1,2,3) *P,Z*

2:45 to 4:15

NEW! Form Based Code and Context Based Zoning (2,3) *P,Z*

NEW! Transfer of Development Rights (1,2,3) *P,Z*

NEW! "That's Not What I Thought it Would Look Like" (Common Mistakes and Mishaps in Site Plan Review) (1,2,3) *P,Z*

Case Law Update (1,2,3) *P,Z*

NEW! Green Infrastructure Understanding Maintenance Responsibilities (2,3) *P,Z*

P-PLANNING Z-ZONING 1-LEVEL ONE 2-LEVEL TWO 3-LEVEL THREE

RETURN THIS REGISTRATION FORM WITH PAYMENT BY THURSDAY, JANUARY 16, 2013

Advanced Registration is \$60.00 for Saratoga County attendees
Advanced Registration for Attendees from Outside Saratoga County is \$70.00
All Registrations Received after January 16th are \$80.00

REGISTRATION IS NOT RESERVED UNTIL PAYMENT OR MUNICIPAL VOUCHER IS RECEIVED

PHONE: 884-4705 FAX: 884-4780 E-MAIL: mvalentine@saratogacountyny.gov

Payment enclosed

Municipal voucher to be sent (No credit card payments accepted)

Checks should be made payable to Saratoga County Treasurer but mailed to the Planning Department at address noted.

To register by mail, send registration form with payment to:

Saratoga County Planning Board, Attention: Michael Valentine, 50 West High Street, Ballston Spa, NY 12020

REGISTRATION FEE IS DUE UPON EARLY REGISTRATION. Fee includes mid morning and afternoon breaks, lunch and all training sessions.

CANCELLATIONS MUST BE RECEIVED AT LEAST 3 DAYS PRIOR TO THE CONFERENCE DATE.

This allows us to adjust our food order, or to offer your place to someone else if we have a waiting list. Of course, someone may substitute for you at any time.
For additional parking area please visit our website, www.saratogacountyny.gov/planning_department_downloads.

<< SEE COURSE DESCRIPTIONS ON BACK >>

2013 PB & ZONING CONFERENCE COURSE DESCRIPTIONS

ZBA Overview

This introductory course to the zoning board of appeals focuses on the statutory tests boards must follow to grant use and area variances and proper handling of zoning interpretations. Meeting procedures and notice requirements will also be discussed, along with the ZBA's relationship with enforcement officials and the planning board, and the importance of making good findings. Code Enforcement Officers may receive 1 hour of In-Service Credit.

Erin Thomas and Catherine Hamlin, New York Department of State

Planning Board Overview - Everything a Board & Members Need to Know Power, Authority & Responsibilities

This training session will highlight procedural and substantive guidelines that Planning Board Members should follow in considering land use applications that come before them. The presenters will discuss the practices that a planning board and its members should follow as well as the practices to avoid. The discussion will take you through the review process from the time of a project application, through the initial submission to the planning board, as well as a discussion concerning the conduct of any hearings and proceedings that may arise from subsequent litigation. The authority and responsibilities of board members to require proper evidence, visit sites, and to receive professional guidance will be explored, as well as guidelines to follow during the review of an application.

*Dennis E. A. Lynch, Partner Feerick Lynch MacCartney PLLC.
Charles "Chuck" Voss, AICP Senior Land Use Planner Barton & Loguidice, P.C.*

NEW! What is the Meaning of Traffic Levels of Service? (2,3)

Mr. Jacquemart, a principal of BFJ Planning in NYC, will explain the different steps that are typically part of a Traffic Impact Study (TIS). He will describe the critical assumptions that enter into the calculations and how we can verify these assumptions. Some major considerations to be discussed will be: How can we express the results of a TIS? Are the traffic levels of service (LOS) the only way to quantify traffic impacts? What is the meaning of the traffic LOS? What are reasonable and effective mitigation measures? Mr. Jacquemart, who has worked on TIS's for more than 35 years, will discuss some challenging examples and conduct a question and answer session.

Georges Jacquemart, P.E., AICP, Buckhurst, Fish & Jacquemart Inc.

NEW! Mock SEQRA Review Proceeding

Our Mock Planning Board will be conducting SEQRA review of a project which seems to have potential environmental impacts – How will the review be conducted properly, and will an Environmental Impact Statement necessarily be required?

Mark Schachner, Esq., Miller, Mannix, Schachner & Hafner LLC

NEW! Interaction Between Planning Board, Staff & Applicants

Four panelists discuss the interaction between the Planning Board, the Staff, the Town Engineer and the Applicant.

Cliff Van Wagner, Chairman, City of Saratoga Springs Planning Board; Joe LaCivita, Town of Colonie Planner; Joe Grasso, RLA, CHA Associates; Jonathan Lapper, Esq. Bartlett, Pontiff, Stewart & Rhodes.

NEW! SEQRA-New Environmental Assessment Form

An update on the status of NYSDEC's efforts to improve SEQRA with emphasis on the new SEQRA forms (proposed) and the workbook. Practical advice will be provided on how SEQRA review will change at the municipal board level as a result of these new forms and overall likely changes in the regulations.

Terresa Bakner, Esq., Whiteman, Osterman & Hanna, LLP

NEW! Open Government Issues in Planning and Zoning Decision-Making

"Open Government" is widely accepted as a desirable goal, but there are complexities and intricacies in implementing its principles. This session focuses on planning and zoning decision-making at public meetings, communications outside of public meetings, site inspections and "FOIL-ability" of various planning and zoning documents.

Mark Schachner, Esq., Miller, Mannix, Schachner & Hafner LLC

NEW! Legal Non-Conforming Uses

The program will explain the concept of non-conforming uses / buildings and lots in the context of zoning. It will explain the requirements for obtaining non-conforming status, the various procedures used to confirm this status and the ways in which this status can be lost. The legal rights associated with non-conforming uses will be discussed along with the ways in which local laws can affect those rights. The sister concept of vested rights will be addressed as well. Recent judicial decisions that define the vested rights

in the context of project development will be reviewed.

Robert Bristol, FASLA, Robert Feller, Esq. Bond, Shoeneck & King

NEW PLENARY SESSION! What are the Costs and Benefits of Residential Development? Does Growth Pay for Itself?

Does home construction pay its way? Economist Dr. Eisenberg will show what the full range of costs & economic benefits of home construction are for a local economy. He will document whether local income is, or is not, generated from new residential home construction, quantify how much local employment is dependent on new home building, as well as how much tax revenue is generated.

Elliot Eisenberg, Ph.D., National Association of Home Builders

NEW! "That's Not What I Thought It Would Look Like" (Common Mistakes and Mishaps In Site Plan Review)

Through the use of illustrations, real life scenarios, and a bit of humor, the session will address common challenges and opportunities that often arise as members of the Planning Board and Zoning Board of Appeals strive to safeguard or guide the future look and feel of our communities. The presenters will take you through a series of examples and explain how to use elements of the comprehensive plan, site plan review, and/or design guidelines to ensure that the final site development is reflective of what was proposed.

Nicole T. Allen, AICP, Planning Services Manager; Donald C. Rhodes, PE, Senior Engineer; The Laberge Group

NEW! Form Based Code and Context Based Zoning

Many communities are exploring new ways to think differently about how their zoning works. Some ordinances do not provide enough clarity as to what the community wants to see built—especially in commercial areas. Some are also seen as too rigid and may not reflect or support reasonable proposals for construction, which ultimately creates burdens on property owners. The presenters will explore form-based codes and context-based zoning with the use of case studies applicable to Saratoga County communities.

Michael Allen is Senior Planner and Urban Design Associate with Behan Planning and Design; Michael Welti, AICP is the Director of Planning Services for Behan Planning and Design.

NEW! Transfer of Development Rights

In this session you will learn about the practical implementation of a TDR. Using a study undertaken by the SUNYA Master's Planning program, a panel comprised of local officials, builder/developer, and a not-for-profit land trust will discuss the how's and why's of transferring development rights from a "sending area" to a "receiving area." Of prime consideration for discussion will be whether increasing density in one area in exchange for eliminating development in another area will work and how.

Jaclyn S. Hakes, AICP is the Director of Planning Services at MJ Engineering and Land Surveying, P.C.; Ed Kinowski, Supervisor, Town of Stillwater; Peter Belmonte, Principal of Belmonte Builders; Rocco Ferraro, AICP, Executive Director of the Capital District Regional Planning Commission; David Lewis, Ph.D., Assistant Professor of Geography & Planning at the University at Albany, SUNY.

NEW! Green Infrastructure Understanding Maintenance Responsibilities

Since 2010, when the NYSDEC standards for stormwater runoff quality and quantity control changed from a centralized management practice approach to a more "generation source located" green infrastructure practice approach, municipalities have struggled with how to deal with maintenance responsibilities. In many cases, HOA's have been charged with ownership and maintenance; while the development community prefers to dedicate these facilities to the local municipality. During this session we will discuss maintenance and ownership options, the advantages and disadvantages of HOA's, municipal ownership and the use of stormwater management districts.

Joe Lanaro, P.E., The Chazen Companies; Sean Doty, P.E., The Chazen Companies

Planning and Zoning Case Law Update

So, you think you know zoning? Each year the New York courts refine the standards for land use decisions across the state which necessitates planning and zoning boards to stay abreast of the latest "do's and don't's" in their decision-making. This session is an examination of the latest land use developments in the New York courts with a specific emphasis on planning and zoning boards. In 2012, the courts ruled on a wide range of issues affecting the appropriate standards applied to various land use applications such as area variances, special use permits, nonconforming uses and use variances. News and relevant opinions concerning ethics and conflicts of interest will also be discussed.

*M. Elizabeth "Libby" Coreno, Esq. The Jones Firm, Attorneys at Law
Matthew F. Fuller, Partner of Fitzgerald Morris Baker Firth, P.C.*